



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

D.R. Horton Inc.
Tom Poulos, Land Acquisition Manager
25366 Profit Dr.
Daphne, AL 36526

Re: 6201 & 6205 Foxtail Drive
(South side of Foxtail Drive, 175'± East of Lloyds Lane).
Council District 6
SUB2015-00005 (Subdivision)
Longleaf Gates Subdivision, Phase One (Revised Plat) Resubdivision of Lots 26 & 27
2 Lots / 0.3± Acre

Dear Applicant(s)/ Property Owner(s):

At its meeting on March 5, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the 15' front yard minimum building setback, and 3'/7' side yard setbacks as on the preliminary plat;
- 2) retention of the lots sizes in square feet and acres;
- 3) placement of a note stating that the lots are limited to one curb cut each to Foxtail Drive;
- 4) placement of a note stating that no structures shall be erected in any easements;
- 5) compliance with Engineering comments *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. B. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. C. Add a signature block for the Traffic Engineer. D. Provide the*

**Longleaf Gates Subdivision, Phase One (Revised Plat) Resubdivision of Lots 26 & 27
March 10, 2015**

Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) **compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 7) **compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);**
- 8) **compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);**
- 9) **provision of two (2) revised site plans to Urban Development prior to the signing of the Final Plat.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

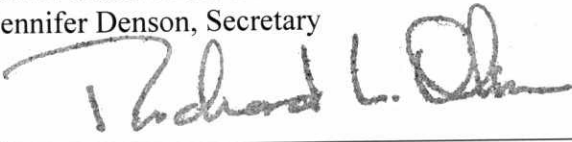
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Speaks & Associates Consulting Engineers, Inc.



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D.R. Horton Inc.
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Daphne, AL 36526

Re: 6201 & 6205 Foxtail Drive
(South side of Foxtail Drive, 175'± East of Lloyds Lane).
Council District 6
ZON2015-00221 (Planned Unit Development)
D.R. Horton, Inc. (Tom Poulos, Land Acquisition Manager)
Planned Unit Development Approval to allow a private street, gated subdivision, with reduced lot sizes, reduced front and side yard setbacks, and increased site coverage; and a Subdivision to relocate the existing interior lot line between two legal lots of record.

Dear Applicant(s)/ Property Owner(s):

At its meeting on March 5, 2015, the Planning Commission considered for Planned Unit Development Approval to allow a private street, gated subdivision, with reduced lot sizes, reduced front and side yard setbacks, and increased site coverage; and a Subdivision to relocate the existing interior lot line between two legal lots of record.

After discussion, the Planning Commission approved the above referenced application, subject to the following condition:

- 1) retention of the 15' front yard minimum building setback, and 3'/7' side yard setbacks as on the preliminary plat;
- 2) retention of the lots sizes in square feet and acres;
- 3) placement of a note stating that the lots are limited to one curb cut each to Foxtail Drive;
- 4) placement of a note stating that no structures shall be erected in any easements;
- 5) compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile*

Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4.

Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 6) compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 8) compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3..).*
- 9) provision of two (2) revised site plans to Urban Development prior to the signing of the Final Plat.*

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

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Richard Olsen

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